

Issues/Comments in Response to the Proposed Wood Wind Planned Unit Development (PUD) District

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in advance of and immediately following the September 6, 2016, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

General Comments

1. Is the pace of development in the community sustainable (e.g., schools, infrastructure, services, economic/financial)?
2. Is it appropriate to restrict development in this area in a manner consistent with the existing AG-SF1: Agriculture / Single-Family Rural District zoning in the area?
3. What is the impact of the proposed development on property values in the area?
4. How does the proposed development impact the long term development of the 146th Street corridor between Towne Road and Shelborne Road?

Infrastructure

5. What is the impact on traffic and the road network by the proposed development? How will construction traffic be managed?
6. How will the proposed development impact the bicycle routes in the area?
7. What is the effect on the school district of the proposed development? What is the plan for elementary, middle and high schools? What is the plan for school buses? Will school administration or sports facilities need to expand?
8. What is the effect on the police and fire departments of the proposed development? Is there a plan to expand personnel and equipment?
9. Is there water and sanitary sewer capacity to serve this proposed development? What are the planned infrastructure improvements in the area? What is the impact on utility rate payers and tax payers?

Land Use / Transitions

10. Is the proposed density and location of the various densities appropriate? Does the proposed ordinance establish maximum densities?
11. Do the proposed land uses appropriately transition to proposed and existing land uses (e.g., use, connectivity)? Is the proposed development context sensitive enough?
12. Are the proposed buffer yards appropriate? Do buffer yards maintain the rural environment (e.g., reforestation to achieve natural conditions)? Do the proposed buffer yards appropriately buffer existing rural properties?
13. Are apartments appropriate to include in the proposed development? Is sufficient detail included to consider the design of this land use? Will the market support additional apartments in this area of the community?
14. Is the proposed commercial area appropriate at this location? How does this proposal compare to the recently considered Harmony PUD District amendment (e.g., architectural theming, land uses)?

15. Are the proposed residential architectural standards adequate?
16. Does the proposed ordinance adequately ensure compliance with the concept plan (e.g., curvilinear street design, location of open spaces and ponds, homes fronting perimeter streets)?

Open Space / Environmental

17. How does the proposed development impact the quality of ground water? What is the impact on ground water recharge and private wells in the area?
18. What assurances are adequate to ensure preservation of the golf course as an operating public facility or, alternatively, open space? Is a requirement for the golf course to remain operating as a golf course (e.g., 10 years, 20 years) appropriate?
19. Is it appropriate to encourage the preservation of the golf course? If so, is the proposed development an acceptable proposal to preserve the golf course?
20. Does the property include environmental features that should be preserved? If so, where and how does the development preserve and enhance them?
21. Is the quantity and location of open space appropriate?
22. Is it appropriate to count the golf course as open space? Is it appropriate to count retention / detention areas as open space?
23. Are homes located in a manner that preserves the open and scenic views of the area (e.g., large setbacks from perimeter streets, located with respect to natural features)?
24. How will the proposed development impact the light and noise levels in the area?

Comprehensive Plan

25. Is the proposed development consistent with the 2007 Comprehensive Plan (e.g., density transition, open space quantity and transition, types of open space)?